

**Out Run Condominiums Homeowner Association
Board of Directors Meeting
November 12, 2019 – 9:30 a.m
Mountain Edge Management Office**

Call to Order

President John Maurus called the meeting to order at 9:35 a.m.

Roll Call

Board members present in person:

Dusty Demerson
Alenka Vobornik

Board members present by telephone:

John Maurus
Lynda Mikos

Board members absent:

Scott Williams

Management present in person:

Donna Oros

A quorum was established with 4 Board of Directors present.

Proof of Notice

Official notice was via email.

Reading and Approval of Past Minutes

John Maurus made the following:

Motion: To waive the reading of the August 2, 2019 meeting minutes and approve them as submitted.

Seconded: Alenka Vobornik

Vote: Unanimous Approval

Old Business

Homeowners Unit Insurance

Dusty Demerson made the following:

Motion: To require proof of insurance from each homeowner and whether the homeowner's association be named additional insured will be based upon the recommendation of the insurance agent of the HOA.

Seconded: Lynda Mikos

Vote: Unanimous Approval

Owner Distribution List

A request was made for management to send an email asking owners to provide contact information to a central person for distribution among the members (Colorado law prohibits distribution of private information by management or the Board without obtaining and maintaining written approval.) Management and the Board do not want to be a party to the request; owners may share information among themselves, and mailing addresses are provided on the Gunnison County website.

New Business

2019-20 Proposed Operating and Capital Budget

Donna recapped the 2019-20 Proposed Budget. The budget was prepared with an increase in dues allocated to future capital repairs as approved (but not implemented) in 2018-19 and discussed during the 2019 Annual Meeting.

The Proposed Budget decreased Poplar exclusive capital contributions which are collected from Poplar building owners for major repairs to the elevator and alarm system, as more of the total monthly contribution is needed to meet the increased exclusive operating expenses. It was suggested that the Poplar units 2-7 be charged another \$25 per unit per month to try to avoid future special assessments for major elevator or fire system repairs. Alenka and Lynda will reach out to the other building owners for comment consideration.

It was also noted that the budget uses prior year excess to balance the Operating Budget. The association has the fund balance to do so at this time, and there are variables as electricity and snow removal costs that fluctuate.

The Capital Plan proposed two capital projects for 2019-20: 1) Replacing a couple hot tub room water heaters 2) Painting the Aspen/Birch building. It was agreed that too many projects were proposed in 2020-21 to comfortably get accomplished. The replacement of the retaining wall by the Aspen building and replacement of some concrete aprons will be budgeted this fiscal year instead of next.

John Maurus made the following:

Motion: To approve the 2019-20 Budget as amended with an increase in Poplar exclusive assessments and amending the Capital Projects and Capital Plan to replace the retaining wall next to the Aspen building and some concrete aprons this budget year instead of next.

Seconded: Lynda Mikos

Vote: Unanimous Approval

Request from Juniper 5 Owner for a Storage Shed on the Property Exterior

A request was received for installation of an 8x10 free standing storage shed to be placed behind the Juniper building.

Dusty Demerson made the following:

Motion: To deny the request to place a shed behind the Juniper building because of
1) Snow shed 2) Property ownership 3) All owners would have to be allowed to

place a storage shed.
Seconded: John Maurus
Vote: Unanimous Approval

Fill Board Position Vacated by Roy Penney

Due to the sale of Elder 3, Roy Penney's director position needed to be filled until the next Annual Meeting.

Alenka Vobornik made the following:

Motion: To appoint Kevin Adams to fill the position.

Seconded: Dusty Demerson

Vote: Unanimous Approval

Unscheduled Business

None

Adjournment

Dusty Demerson made the following:

Motion: To adjourn the meeting.

Seconded: John Maurus

Vote: Unanimous Approval

The meeting was adjourned at 10:52 a.m.